

FILED
2/27/25 11:31 am
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U.S. BANKRUPTCY
COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

Denika S. Jennings	Debtor(s)	CHAPTER 13
The Bank of New York Mellon (successor to Bank of New York, successor to JPMorgan Chase, successor to Bank One, NA), as trustee for the holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-28	Moving Party	NO. 24-20002 GLT
vs.		11 U.S.C. Section 362
Denika S. Jennings	Debtor(s)	
Ronda J. Winnecour	Trustee	Related to Docket No. 66 & 74

CONSENT ORDER

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

- On August 26, 2024, The Bank of New York Mellon (successor to Bank of New York, successor to JPMorgan Chase, successor to Bank One, NA), as trustee for the holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-28 ("Secured Creditor") filed a Motion for Relief (Docket #43) due to a Chapter 13 Plan default of the Debtor.
- On December 11, 2024, this Court entered an Order granting the Motion for Relief (Docket #64) as to the property located at 1115 Sheffield Street, Pittsburgh, PA 15233 ("Property").
- On December 19, 2024, Debtor filed a Motion for Reconsideration of the Order Regarding the Motion for Relief from the Automatic Stay (Docket #66).
- Secured Creditor and Debtor desire to resolve Debtor's Motion for Reconsideration in accordance with the terms as set forth below and agree that the entry of this Consent Order shall vacate the Order granting the Motion for Relief at Docket #64.
- Beginning with the payment due **February 2025** and continuing thereafter, Debtor shall pay to the Chapter 13 Trustee the present regular monthly Plan payment of **\$2,071.00** (or as adjusted pursuant to the terms of the Chapter 13 Plan) and remain current on the Chapter 13 Plan.
- In the event the payments under Section 5 above are not tendered pursuant to the terms of this Consent Order, Movant shall notify Debtor and Debtor's attorney of the default in writing and the

Debtor may cure said default within FIFTEEN (15) days of the date of said notice. If Debtor should fail to cure the default within fifteen (15) days, Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay and waiving the stay provided by Bankruptcy Rule 4001(a)(3).

7. If the case is converted to Chapter 7, Movant shall file a Certification of Default with the court and the court shall enter an Order granting Movant relief from the automatic stay.

8. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.

9. The provisions of this Consent Order do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this Consent Order, including fees and costs, due under the terms of the mortgage and applicable law.

10. The undersigned seek court approval of this Consent Order.

11. The parties agree that a facsimile signature shall be considered an original signature.

Date: February 24, 2025

/s/ Brent J. Lemon

Brent J. Lemon, Esquire
Attorney for Movant

Date: February 25, 2025

/s/ Russell A. Burdelski

Russell A. Burdelski, Esq.
Attorney for Debtor(s)

SO ORDERED
February 27, 2025



drb

In re:
Denika S. Jennings
Debtor

Case No. 24-20002-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Feb 27, 2025

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 01, 2025:

Recip ID	Recipient Name and Address
db	+ Denika S. Jennings, 1115 Sheffield St., Pittsburgh, PA 15233-1515

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 01, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 27, 2025 at the address(es) listed below:

Name	Email Address
Brent J. Lemon	on behalf of Creditor The Bank of New York Mellon (successor to Bank of New York successor to JPMorgan Chase, successor to Bank One, NA), as trustee for the holders of the Mortgage-Backed Pass-Through Certificates, Series blemon@kmlawgroup.com, lemondropper75@hotmail.com
Denise Carlon	on behalf of Creditor The Bank of New York Mellon (successor to Bank of New York successor to JPMorgan Chase, successor to Bank One, NA), as trustee for the holders of the Mortgage-Backed Pass-Through Certificates, Series dcarlon@kmlawgroup.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Joseph James Perotti, Jr	on behalf of Creditor Pittsburgh Water and Sewer Authority rmonti@grblaw.com KNicely@grblaw.com;rmonti@grblaw.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Feb 27, 2025

Form ID: pdf900

Total Noticed: 1

btemple@bernsteinlaw.com;aepiscopo@bernsteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernsteinlaw.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

Russell A. Burdelski

on behalf of Debtor Denika S. Jennings Russ@BurdelskiLaw.com russ.burdelski@gmail.com

TOTAL: 8